089.0	0004	0005.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	564,300 /	564,300
					USE VALUE:	564,300 /	564,300
					ASSESSED:	564,300 /	564,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
153		BRATTLE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	WOOD JENNIFER
Owner 2:	MALHOTRA RAJIV
Owner 3:	
Street 1:	153 BRATTLE ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	LAZURE NORMAN H--ETAL -
Owner 2:	LAZURE ANDREA D -
Street 1:	153 BRATTLE ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 4,394 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1959, having primarily Wood Shingle Exterior and 1152 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	8	Ledge
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4394.000	177,500	500	386,300	564,300
Total Card	0.101	177,500	500	386,300	564,300
Total Parcel	0.101	177,500	500	386,300	564,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 489.84 | /Parcel: 489.8

Legal Description

User Acct 56664

GIS Ref

GIS Ref

Insp Date 11/27/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 089.0-0004-0005.0

!7244!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	177,500	500	4,394.	386,300	564,300	564,300	Year End Roll	12/18/2019
2019	101	FV	167,000	500	4,394.	391,800	559,300	559,300	Year End Roll	1/3/2019
2018	101	FV	167,000	500	4,394.	292,500	460,000	460,000	Year End Roll	12/20/2017
2017	101	FV	167,000	500	4,394.	264,900	432,400	432,400	Year End Roll	1/3/2017
2016	101	FV	167,000	500	4,394.	253,800	421,300	421,300	Year End	1/4/2016
2015	101	FV	156,500	500	4,394.	215,200	372,200	372,200	Year End Roll	12/11/2014
2014	101	FV	156,500	500	4,394.	204,200	361,200	361,200	Year End Roll	12/16/2013
2013	101	FV	156,500	500	4,394.	194,200	351,200	351,200		12/13/2012

PRINT

Date	Time
12/10/20	21:54:09

LAST REV

Date	Time
04/30/19	15:54:15

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 7244

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LAZURE NORMAN H	62798-397		10/17/2013		440,000	No	No		
	20220-363		11/1/1989		166,000	No	No		Y

USER DEFINED

Prior Id # 1:	56664
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
11/27/2018	MEAS&NOTICE	CC	Chris C
12/10/2008	Meas/Inspect	345	PATRIOT
4/8/2000	Inspected	264	PATRIOT
1/24/2000	Measured	163	PATRIOT
12/1/1981		MM	Mary M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4394		Sq. Ft.	Site		0	70.	1.26	5									386,274						386,300	

Total AC/HA:	0.10087	Total SF/SM:	4394	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	386,274	Spl Credit		Total:	386,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1H - 1 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1959	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G15	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	35	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:	L - Location	5.0	%
Special:			%
Override:			%
	Total:	30.08	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.35000002
Const Adj.:	0.98647064
Adj $ / SQ:	139.832
Other Features:	68550
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	253800
Depreciation:	76343
Depreciated Total:	177457

COMMENTS

LOC=HOSPITAL. LEDGE IN BMT OF=BMT
SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 6		BRs: 3			Baths: 1				HB		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

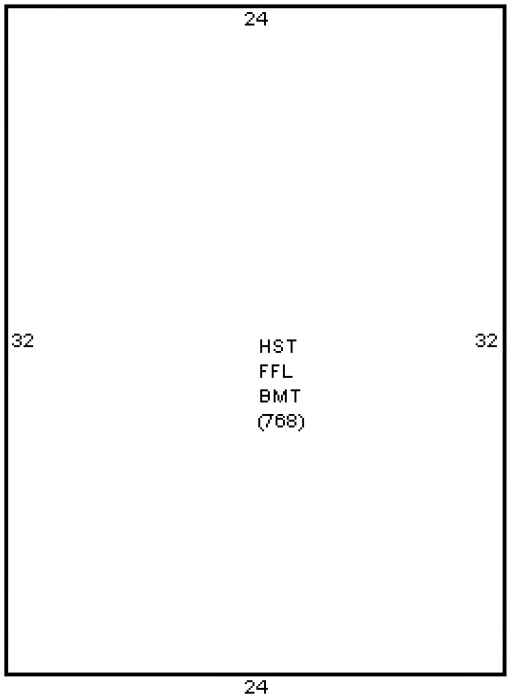
No Unit	RMS	BRS	FL
1	6	3	M
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	139.83
Special Features:	0	Val/Su Net:	102.72
Final Total:	177500	Val/Su SzAd	154.08

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	768	139.830	107,391
BMT	Basement	576	41.950	24,163
HST	Half Story	384	139.830	53,696
	Net Sketched Area:	1,728	Total:	185,250
Size Ad	1152	Gross Are	2304	FinArea 1152

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	75				

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 089.0-0004-0005.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	200	A	AV	1970	4.13	T	39.2	101			500			500

More:	N	Total Yard Items:	500	Total Special Featues:		Total:	500

IMAGE

AssessPro Patriot Properties, Inc